

**UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF NEW YORK**

In re: DINASO STATEN ISLAND, LLC

§ Case No. 1-15-40253-CEC

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Debtor(s)

**CHAPTER 7 TRUSTEE'S FINAL ACCOUNT AND DISTRIBUTION
REPORT CERTIFICATION THAT THE ESTATE HAS BEEN FULLY ADMINISTERED
AND APPLICATION TO BE DISCHARGED (TDR)**

GREGORY M. MESSER, TRUSTEE, chapter 7 trustee, submits this Final Account, Certification that the Estate has been Fully Administered and Application to be Discharged.

1) All funds on hand have been distributed in accordance with the Trustee's Final Report and, if applicable, any order of the Court modifying the Final Report. The case is fully administered and all assets and funds which have come under the trustee's control in this case have been properly accounted for as provided by law. The trustee hereby requests to be discharged from further duties as a trustee.

2) A summary of assets abandoned, assets exempt, total distributions to claimants, claims discharged without payment, and expenses of administration is provided below:

Assets Abandoned: <u>\$0.00</u> <i>(without deducting any secured claims)</i>	Assets Exempt: <u>N/A</u>
Total Distribution to Claimants: <u>\$2,261,290.85</u>	Claims Discharged Without Payment: <u>N/A</u>
Total Expenses of Administration: <u>\$294,888.49</u>	

3) Total gross receipts of \$ 2,556,179.34 (see **Exhibit 1**), minus funds paid to the debtor and third parties of \$ 0.00 (see **Exhibit 2**), yielded net receipts of \$2,556,179.34 from the liquidation of the property of the estate, which was distributed as follows:

	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
SECURED CLAIMS (from Exhibit 3)	\$0.00	\$8,357,064.62	\$8,357,064.62	\$2,261,290.85
PRIORITY CLAIMS:				
CHAPTER 7 ADMIN. FEES AND CHARGES (from Exhibit 4)	0.00	477,904.65	294,888.49	294,888.49
PRIOR CHAPTER ADMIN. FEES AND CHARGES (from Exhibit 5)	0.00	0.00	0.00	0.00
PRIORITY UNSECURED CLAIMS (from Exhibit 6)	0.00	0.00	0.00	0.00
GENERAL UNSECURED CLAIMS (from Exhibit 7)	0.00	180,233.06	18,604.71	0.00
TOTAL DISBURSEMENTS	\$0.00	\$9,015,202.33	\$8,670,557.82	\$2,556,179.34

4) This case was originally filed under Chapter 7 on January 23, 2015.
The case was pending for 28 months.

5) All estate bank statements, deposit slips, and canceled checks have been submitted to the United States Trustee.

6) An individual estate property record and report showing the final accounting of the assets of the estate is attached as **Exhibit 8**. The cash receipts and disbursements records for each estate bank account, showing the final accounting of the receipts and disbursements of estate funds is attached as **Exhibit 9**.

Pursuant to Fed R Bank P 5009, I hereby certify, under penalty of perjury, that the foregoing report is true and correct.

Dated: 05/23/2017 By: /s/GREGORY M. MESSER, TRUSTEE
Trustee

STATEMENT: This Uniform Form is associated with an open bankruptcy case, therefore, Paperwork Reduction Act exemption 5 C.F.R. § 1320.4(a)(2) applies.

**EXHIBITS TO
FINAL ACCOUNT**

EXHIBIT 1 –GROSS RECEIPTS

DESCRIPTION	UNIFORM TRAN. CODE ¹	\$ AMOUNT RECEIVED
RENTS	1222-000	12,000.00
REAL PROPERTY, STATEN ISLAND, NEW YORK	1210-000	2,543,879.34
REFUND OF PHOTO COPY REQUEST FEE	1290-000	300.00
TOTAL GROSS RECEIPTS		\$2,556,179.34

¹The Uniform Transaction Code is an accounting code assigned by the trustee for statistical reporting purposes.

EXHIBIT 2 –FUNDS PAID TO DEBTOR & THIRD PARTIES

PAYEE	DESCRIPTION	UNIFORM TRAN. CODE	\$ AMOUNT PAID
	None		
TOTAL FUNDS PAID TO DEBTOR AND THIRD PARTIES			\$0.00

EXHIBIT 3 –SECURED CLAIMS

CLAIM NO.	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED (from Form 6D)	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
1	Santander Bank, N.A.	4110-000	N/A	8,111,728.48	8,111,728.48	2,015,954.71
	FINEST ABSTRACT AND TITLE SERVICES	4700-000	N/A	66,281.25	66,281.25	66,281.25
	FINEST ABSTRACT AND TITLE SERVICES	4700-000	N/A	19,968.69	19,968.69	19,968.69
	FINEST ABSTRACT AND TITLE SERVICES	4700-000	N/A	19,323.89	19,323.89	19,323.89
	FINEST ABSTRACT AND TITLE SERVICES	4700-000	N/A	69,993.86	69,993.86	69,993.86
	FINEST ABSTRACT AND TITLE SERVICES	4700-000	N/A	69,768.45	69,768.45	69,768.45
TOTAL SECURED CLAIMS			\$0.00	\$8,357,064.62	\$8,357,064.62	\$2,261,290.85

EXHIBIT 4 –CHAPTER 7 ADMINISTRATIVE FEES and CHARGES

PAYEE	UNIFORM TRAN. CODE	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
Trustee Compensation - GREGORY M. MESSER, TRUSTEE	2100-000	N/A	99,926.38	79,941.10	79,941.10
Trustee Expenses - GREGORY M. MESSER, TRUSTEE	2200-000	N/A	78.57	78.57	78.57
Other - PRESTIGE RESEARCH CO.	2500-000	N/A	1,528.28	1,528.28	1,528.28
Other - ROBINSON BROG LEINWAND AND GREENE	3210-000	N/A	82,609.50	82,109.50	82,109.50
Other - ROBINSON BROG LEINWAND AND GREENE	3220-000	N/A	3,994.89	3,092.36	3,092.36
Other - GARY LAMPERT, CPA	3410-000	N/A	3,745.00	3,745.00	3,745.00
Other - GARY LAMPERT, CPA	3420-000	N/A	108.50	108.50	108.50
Other - RONALD RAIMONDO	3510-000	N/A	101,000.00	101,000.00	101,000.00
Other - RONALD RAIMONDO	3520-000	N/A	3,659.00	3,659.00	3,659.00
Other - NYC Department of Finance	2820-000	N/A	161,628.35	0.00	0.00
Other - TRUSTEE RESOURCE GROUP	2420-000	N/A	4,300.00	4,300.00	4,300.00
Other - Rabobank, N.A.	2600-000	N/A	10.00	10.00	10.00
Other - Rabobank, N.A.	2600-000	N/A	10.00	10.00	10.00
Other - Rabobank, N.A.	2600-000	N/A	10.00	10.00	10.00
Other - Rabobank, N.A.	2600-000	N/A	12.13	12.13	12.13
Other - Rabobank, N.A.	2600-000	N/A	10.61	10.61	10.61
Other - Rabobank, N.A.	2600-000	N/A	10.60	10.60	10.60
Other - TRUSTEE INSURANCE AGENCY	2420-750	N/A	1,263.94	1,263.94	1,263.94
Other - Rabobank, N.A.	2600-000	N/A	12.04	12.04	12.04
Other - Rabobank, N.A.	2600-000	N/A	10.00	10.00	10.00
Other - Rabobank, N.A.	2600-000	N/A	10.00	10.00	10.00
Other - FINEST ABSTRACT AND TITLE SERVICES	2820-000	N/A	10,100.00	10,100.00	10,100.00
Other - FINEST ABSTRACT AND TITLE SERVICES	2500-000	N/A	50.00	50.00	50.00
Other - FINEST ABSTRACT AND TITLE SERVICES	2500-000	N/A	3,516.86	3,516.86	3,516.86
Other - INTERNAL REVENUE SERVICE	2990-000	N/A	300.00	300.00	300.00
TOTAL CHAPTER 7 ADMIN. FEES AND CHARGES		N/A	\$477,904.65	\$294,888.49	\$294,888.49

EXHIBIT 5 –PRIOR CHAPTER ADMINISTRATIVE FEES and CHARGES

PAYEE	UNIFORM TRAN. CODE	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
None					
TOTAL PRIOR CHAPTER ADMIN. FEES AND CHARGES		N/A	\$0.00	\$0.00	\$0.00

EXHIBIT 6 –PRIORITY UNSECURED CLAIMS

CLAIM NO.	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED (from Form 6E)	CLAIMS ASSERTED (from Proofs of Claim)	CLAIMS ALLOWED	CLAIMS PAID
None						
TOTAL PRIORITY UNSECURED CLAIMS			\$0.00	\$0.00	\$0.00	\$0.00

EXHIBIT 7 –GENERAL UNSECURED CLAIMS

CLAIM NO.	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED (from Form 6F)	CLAIMS ASSERTED (from Proofs of Claim)	CLAIMS ALLOWED	CLAIMS PAID
2	-2 NYC Department of Finance	7100-000	N/A	161,628.35	0.00	0.00
3	Arthur Kill Association, Ltd.	7200-000	N/A	18,604.71	18,604.71	0.00
TOTAL GENERAL UNSECURED CLAIMS			\$0.00	\$180,233.06	\$18,604.71	\$0.00

Form 1

Individual Estate Property Record and Report

Asset Cases

Case Number: 1-15-40253-CEC**Trustee:** (520670) GREGORY M. MESSER, TRUSTEE**Case Name:** DINASO STATEN ISLAND, LLC**Filed (f) or Converted (c):** 01/23/15 (f)**§341(a) Meeting Date:** 09/01/15**Period Ending:** 05/23/17**Claims Bar Date:** 12/30/15

1 Asset Description (Scheduled And Unscheduled (u) Property) Ref. #	2 Petition/ Unscheduled Values	3 Estimated Net Value (Value Determined By Trustee, Less Liens, Exemptions, and Other Costs)	4 Property <u>Abandoned</u> OA=§554(a)	5 Sale/Funds Received by the Estate	6 Asset Fully Administered (FA)/ Gross Value of Remaining Assets
1 RENTS (u)	Unknown	0.00		12,000.00	FA
2 REAL PROPERTY, STATEN ISLAND, NEW YORK (u) 566,80,523,126 INDUSTRIAL LOOP, STATEN ISLAND, NY (See Footnote)	2,200,000.00	2,200,000.00		2,543,879.34	FA
3 REFUND OF PHOTO COPY REQUEST FEE (u)	300.00	300.00		300.00	0.00
3 Assets Totals (Excluding unknown values)	\$2,200,300.00	\$2,200,300.00		\$2,556,179.34	\$0.00

RE PROP# 2 *Involuntary Petition

Major Activities Affecting Case Closing:

9/21/15- Retained Ron Faimondo as real estate broker.

11/16/15 - Examined the Debtor at 341(a) meeting.

1/16/16- Brought on motion to sell real peroperty pursuant to 11 U.S.C. 363 H.

4/16/16 - Sole real property at zuction. Brought on motion to approve the sale.

6/16/16 - Application signed approving compensation to Real Estate Broker.

7/23/16 - Review Claims and preparing final report.

Initial Projected Date Of Final Report (TFR): October 6, 2016**Current Projected Date Of Final Report (TFR):** September 28, 2016 (Actual)

Form 2

Cash Receipts And Disbursements Record

Case Number: 1-15-40253-CEC
Case Name: DINASO STATEN ISLAND, LLC

Trustee: GREGORY M. MESSER, TRUSTEE (520670)

Bank Name: Rabobank, N.A.

Account: *****0566 - Checking Account

Taxpayer ID #: **-***5508

Blanket Bond: N/A

Period Ending: 05/23/17

Separate Bond: N/A

1 Trans. Date	2 {Ref #} / Check #	3 Paid To / Received From	4 Description of Transaction	T-Code	5 Receipts \$	6 Disbursements \$	7 Checking Account Balance
09/11/15	{1}	J&J DINASO BUILDING SUPPLY CO., INC.	RENTS COLLECTED	1222-000	6,000.00		6,000.00
09/24/15	101	TRUSTEE RESOURCE GROUP	INSURANCE - GLP - 08-25-2015 - 2	2420-000		4,300.00	1,700.00
09/30/15		Rabobank, N.A.	Bank and Technology Services Fee	2600-000		10.00	1,690.00
10/30/15		Rabobank, N.A.	Bank and Technology Services Fee	2600-000		10.00	1,680.00
11/24/15	{1}	J&J DINASO BUILDING SUPPLY CO., INC.	RENTS COLLECTED	1222-000	6,000.00		7,680.00
11/30/15		Rabobank, N.A.	Bank and Technology Services Fee	2600-000		10.00	7,670.00
12/31/15		Rabobank, N.A.	Bank and Technology Services Fee	2600-000		12.13	7,657.87
01/29/16		Rabobank, N.A.	Bank and Technology Services Fee	2600-000		10.61	7,647.26
03/01/16		Rabobank, N.A.	Bank and Technology Services Fee	2600-000		10.60	7,636.66
03/24/16	102	TRUSTEE INSURANCE AGENCY	INSURANCE PAYMENT INV. 1090 POLICY NO GLP4700214	2420-750		1,263.94	6,372.72
03/31/16		Rabobank, N.A.	Bank and Technology Services Fee	2600-000		12.04	6,360.68
04/29/16		Rabobank, N.A.	Bank and Technology Services Fee	2600-000		10.00	6,350.68
05/31/16		Rabobank, N.A.	Bank and Technology Services Fee	2600-000		10.00	6,340.68
08/26/16		From Account #*****0567	TRANSFER OF FUNDS	9999-000	230,700.90		237,041.58
08/31/16	103	INTERNAL REVENUE SERVICE	REQUEST FOR TAX RETURNS	2990-000		300.00	236,741.58
11/14/16	{3}	UNITED STATES TREASURY	REFUND OF PHOTO COPY REQUEST FEE	1290-000	300.00		237,041.58
11/21/16	104	ROBINSON BROG LEINWAND AND GREENE	Dividend paid 100.00% on \$82,109.50, Attorney for Trustee Fees (Other Firm); Reference:	3210-000		82,109.50	154,932.08
11/21/16	105	ROBINSON BROG LEINWAND AND GREENE	Dividend paid 100.00% on \$3,092.36, Attorney for Trustee Expenses (Other Firm); Reference:	3220-000		3,092.36	151,839.72
11/21/16	106	GARY LAMPERT, CPA	Dividend paid 100.00% on \$3,745.00, Accountant for Trustee Fees (Other Firm); Reference:	3410-000		3,745.00	148,094.72
11/21/16	107	GARY LAMPERT, CPA	Dividend paid 100.00% on \$108.50, Accountant for Trustee Expenses (Other Firm); Reference:	3420-000		108.50	147,986.22
11/21/16	108	PRESTIGE RESEARCH CO.	Dividend paid 100.00% on \$1,528.28, Costs Re Sale of Prop. (excl. realtor comm./exp., incl. closing costs, tte adv.); Reference:	2500-000		1,528.28	146,457.94
11/21/16	109	Santander Bank, N.A.	Final Distribution Dividend paid 24.85% on \$8,111,728.48; Claim# 1; Filed: \$8,111,728.48	4110-000		66,438.27	80,019.67
11/21/16	110	GREGORY M. MESSER, TRUSTEE	COMBINED CHECK FOR TRUSTEE COMPENSATION, EXPENSES AND INTEREST			80,019.67	0.00

Subtotals : \$243,000.90 \$243,000.90

Form 2

Cash Receipts And Disbursements Record

Case Number: 1-15-40253-CEC
Case Name: DINASO STATEN ISLAND, LLC

Trustee: GREGORY M. MESSER, TRUSTEE (520670)

Bank Name: Rabobank, N.A.

Account: *****0566 - Checking Account

Taxpayer ID #: **-***5508

Blanket Bond: N/A

Period Ending: 05/23/17

Separate Bond: N/A

1	2	3	4		5	6	7
Trans. Date	{Ref #} / Check #	Paid To / Received From	Description of Transaction	T-Code	Receipts \$	Disbursements \$	Checking Account Balance
			Dividend paid 100.00% 79,941.10 on \$79,941.10; Claim# ; Filed: \$99,926.38	2100-000			0.00
			Dividend paid 100.00% 78.57 on \$78.57; Claim# ; Filed: \$78.57	2200-000			0.00

ACCOUNT TOTALS	243,000.90	243,000.90	\$0.00
Less: Bank Transfers	230,700.90	0.00	
Subtotal	12,300.00	243,000.90	
Less: Payments to Debtors		0.00	
NET Receipts / Disbursements	\$12,300.00	\$243,000.90	

Form 2

Cash Receipts And Disbursements Record

Case Number: 1-15-40253-CEC
Case Name: DINASO STATEN ISLAND, LLC

Trustee: GREGORY M. MESSER, TRUSTEE (520670)

Bank Name: Rabobank, N.A.

Account: *****0567 - Checking Account-

Taxpayer ID #: **-***5508

Blanket Bond: N/A

Period Ending: 05/23/17

Separate Bond: N/A

1 Trans. Date	2 {Ref #} / Check #	3 Paid To / Received From	4 Description of Transaction	T-Code	5 Receipts \$	6 Disbursements \$	7 Checking Account Balance
12/08/15	{2}	MICHAEL ADLER	DEPOSIT ON SALE OF REAL PROPERTY	1210-000	220,000.00		220,000.00
03/01/16	{2}	MICHAEL ADLER, ESQ.	ADDITIONAL DEPOSIT ON SALE OF PROPERTY	1210-000	32,500.00		252,500.00
03/23/16	101	TRUSTEE INSURANCE AGENCY - SENECA	COMMERCIAL LIABILITY INSURANCE Stopped on 03/24/16	2420-000		8,722.00	243,778.00
03/24/16	101	TRUSTEE INSURANCE AGENCY - SENECA	COMMERCIAL LIABILITY INSURANCE Stopped: check issued on 03/23/16	2420-000		-8,722.00	252,500.00
04/08/16	{2}	LOOP INDUSTRIAL INC.	BALANCE OF PAYMENT ON SALE	1210-000	2,291,379.34		2,543,879.34
04/12/16	102	FINEST ABSTRACT AND TITLE SERVICES	CLOSING COST ON SALE Stopped on 04/26/16	2500-000		259,003.86	2,284,875.48
04/12/16	103	SANTANDER BANK, N.A.	MORTGAGE PAYOFF	4110-000		1,949,516.44	335,359.04
04/26/16	102	FINEST ABSTRACT AND TITLE SERVICES	CLOSING COST ON SALE Stopped: check issued on 04/12/16	2500-000		-259,003.86	594,362.90
04/26/16	104	FINEST ABSTRACT AND TITLE SERVICES	CLOSING COSTS ON SALE (REPLACEMENT CHECK)			259,003.00	335,359.90
			NYC Transfer Tax 66,281.25	4700-000			335,359.90
			NYS Transfer Tax 10,100.00	2820-000			335,359.90
			City Recording Fee- Sat/Rel 50.00	2500-000			335,359.90
			Real Estate taxes Lot 165 19,968.69	4700-000			335,359.90
			Real Estate Taxes Lot 176 19,323.89	4700-000			335,359.90
			Real Estate Taxes Lot 181 69,993.86	4700-000			335,359.90
			Real Estate Taxes Lot 186 69,768.45	4700-000			335,359.90
			Water/Sew Lot 186 (Hud states 3,517.72 - difference of .86 cents per HUD) 3,516.86	2500-000			335,359.90
08/02/16	105	RONALD RAIMONDO	REAL ESTATE BROKER FEES AND EXPENSES			104,659.00	230,700.90
		RONALD RAIMONDO	TRUSTEE REAL ESTATE BROKER 101,000.00	3510-000			230,700.90
		RONALD RAIMONDO	REALESTATE BROKERS EXPENSES 3,659.00	3520-000			230,700.90
08/26/16		To Account #*****0566	TRANSFER OF FUNDS	9999-000		230,700.90	0.00

Subtotals : \$2,543,879.34 \$2,543,879.34

Form 2

Cash Receipts And Disbursements Record

Case Number: 1-15-40253-CEC
Case Name: DINASO STATEN ISLAND, LLC

Trustee: GREGORY M. MESSER, TRUSTEE (520670)

Bank Name: Rabobank, N.A.

Account: *****0567 - Checking Account-

Taxpayer ID #: **-***5508

Blanket Bond: N/A

Period Ending: 05/23/17

Separate Bond: N/A

1	2	3	4		5	6	7
Trans. Date	{Ref #} / Check #	Paid To / Received From	Description of Transaction	T-Code	Receipts \$	Disbursements \$	Checking Account Balance

ACCOUNT TOTALS	2,543,879.34	2,543,879.34	\$0.00
Less: Bank Transfers	0.00	230,700.90	
Subtotal	2,543,879.34	2,313,178.44	
Less: Payments to Debtors		0.00	
NET Receipts / Disbursements	\$2,543,879.34	\$2,313,178.44	

Net Receipts : 2,556,179.34

Net Estate : \$2,556,179.34

	Net Receipts	Net Disbursements	Account Balances
TOTAL - ALL ACCOUNTS			
Checking # *****0566	12,300.00	243,000.90	0.00
Checking # *****0567	2,543,879.34	2,313,178.44	0.00
	\$2,556,179.34	\$2,556,179.34	\$0.00